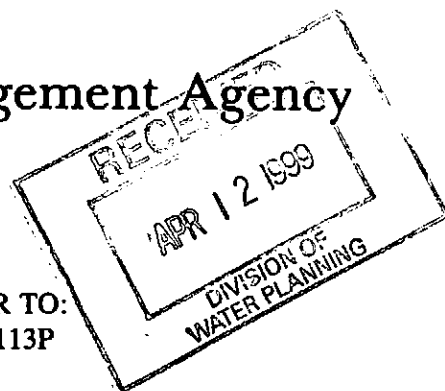




# Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 99-09-113P

The Honorable Ray Masayko  
Mayor, City of Carson City  
201 North Carson Street, Suite 2  
Carson City, NV 89701

Community: City of Carson City, Nevada  
Community No.: 320001  
Panel Affected: 0085 C  
Effective Date of **APR 06 1999**  
This Revision:

102-D

Dear Mayor Masayko:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for your community in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated October 27, 1998, Mr. John P. Givlin, P.E., Senior Engineer, Public Works Department, City of Carson City, requested that FEMA revise the FIRM and FIS report to show the effects of placement of fill associated with construction of the Piñon Plaza Hotel addition to the Casino 50 and Bowling Center building and the RV Park Office and grading associated with construction of a parking lot and main driveway along Goni Canyon Creek from approximately 100 feet downstream to approximately 800 feet downstream of U.S. Highway 50 (US50). This request follows up on a Conditional Letter of Map Revision (CLOMR) issued on May 1, 1998.

In support of his request, Mr. Givlin provided an as-built plan entitled "Grading Plan for Pinon Plaza Hotel Addition," prepared by Lumos and Associates, Inc., dated March 1997 and certified as-built on August 10, 1998. In addition, site plans previously submitted in support of the above-referenced CLOMR by Mr. Ralph M. Hogoboom, P.E., Engineering Manager, Lumos and Associates, Inc., entitled "Grading Plan for Casino 50," dated October 1994; "RV Park Grading Plan (Phase I) for Pinon Plaza Hotel and RV Park," dated May 1996; and "Grading Plan for Pinon Plaza Excess Parking," dated August 1995, all prepared by Lumos and Associates, Inc., were also used in our review of this request. Based on our review of the submitted hydraulic analysis and the elevation data shown on the above-referenced plans, we determined that the Casino 50 and Bowling Center building, the Piñon Plaza Hotel addition, and the RV Park Office would not be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The Casino 50 and Bowling Center building and the Piñon Plaza Hotel addition are shown outside the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, on the enclosed annotated copy of FIRM Panel 0085 C. Because of scale limitations, the RV Park Office is not shown on the enclosed annotated FIRM.

All data required to complete our review of this request were submitted with letters from Mr. Givlin and Mr. Hogoboom.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and in the effective FIS report. We have revised the FIRM and FIS report to modify the floodplain boundary delineations and zone designations of the base flood along Goni Canyon Creek from approximately 100 feet

downstream to approximately 800 feet downstream of US50. As a result of the modifications, the width of the SFHA for Goni Canyon Creek decreased. The width of the regulatory floodway did not change because the Casino 50 and Bowling Center building, Piñon Plaza Hotel addition, and RV Park Office are located in the floodway fringe and the new parking area and main driveway were graded within the effective floodway and below the base flood elevation. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 0085 C and affected portions of the Floodway Data Table. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated March 16, 1989, and the affected portions of the FIS report dated October 16, 1996.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Because this revision does not involve floodway boundary delineation changes, we are not revising the Flood Boundary and Floodway Map (FBFM); therefore, no annotated copies of the FBFM are enclosed. Unless a subsequent physical map revision involves floodway changes for the FBFM panel(s), we will not revise the FBFM to show the modifications described in this LOMR.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended

(Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS report to which the regulations apply and the modifications described in this LOMR.

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at [www.fema.gov](http://www.fema.gov).

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this LOMR, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,



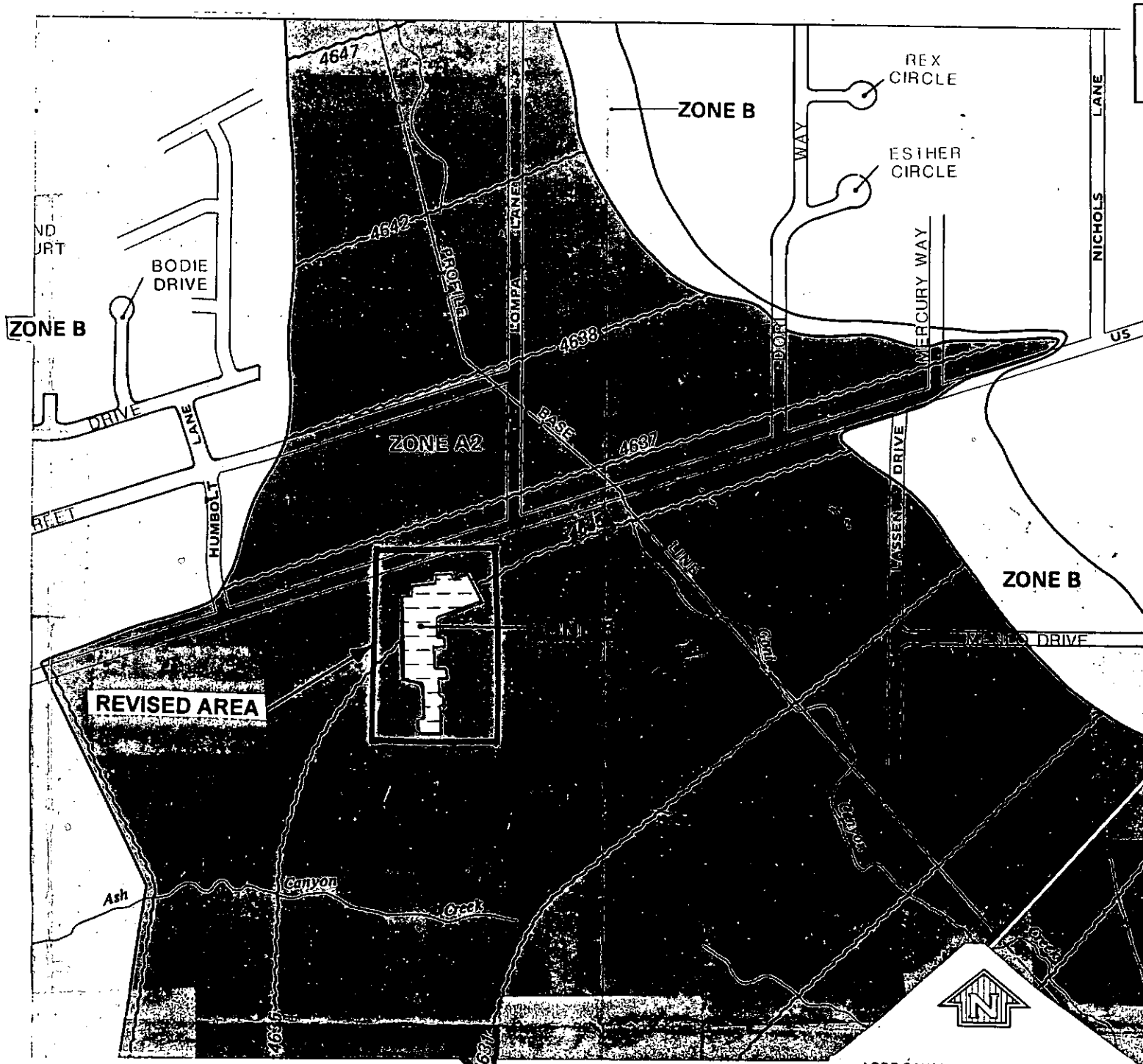
Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate


Enclosure(s)

cc: Mr. John P. Givlin, P.E.  
Senior Engineer  
Public Works Department  
City of Carson City

Mr. Ralph M. Hogoboom, P.E.  
Engineering Manager  
Lumos and Associates, Inc.



# MAP LEGEND

 Revised 500-Year Floodplain

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM FLOOD INSURANCE RATE MAP

CITY OF  
CARSON CITY  
NEVADA  
(INDEPENDENT CITY)

PANEL 85 OF 190

(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISED TO  
REFLECT LOMR  
DATED APR 06 1999

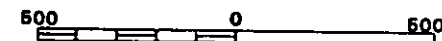
COMMUNITY-PANEL NUMBER  
320001 0085 C

MAP REVISED:  
MARCH 16, 1989



Federal Emergency Management Agency

APPROXIMATE SCALE IN FEET



FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Goni Canyon Creek						(FEET NGVD)		
A	1,710	783	1,626	1.7	4,631.8	4,629.9 <sup>2</sup>	4,630.1 <sup>2</sup>	0.2
B	2,500	911	752	4.3	4,635.4	4,633.7 <sup>2</sup>	4,633.8 <sup>2</sup>	0.1
C	3,285	843	2,421	1.4	4,638.1	4,638.1	4,638.6	0.5
D	5,325	863	606	6.1	4,652.9	4,652.9	4,653.0	0.1
E	6,680	800	751	4.3	4,664.6	4,664.6	4,664.8	0.2
F	6,745	801	2,570	1.3	4,664.9	4,664.9	4,665.3	0.4
G	7,220	560	564	5.8	4,666.5	4,666.5	4,666.5	0.0
H	7,300	678	603	5.4	4,668.1	4,668.1	4,668.2	0.1
I	7,860	831	761	4.3	4,671.9	4,671.9	4,672.0	0.1
J	7,930	961	624	5.2	4,673.2	4,673.2	4,673.5	0.3
K	9,135	840	320	5.0	4,684.0	4,684.0	4,684.4	0.4
L	9,170	840	1,170	1.4	4,684.4	4,684.4	4,685.0	0.6
M	10,250	599	311	5.1	4,692.4	4,692.4	4,692.4	0.0
N	12,050	550	377	3.9	4,715.3	4,715.3	4,715.3	0.0
O	12,085	550	330	4.4	4,718.5	4,718.5	4,718.5	0.0
P	13,145	1,376	976	1.5	4,732.2	4,732.2	4,732.2	0.0
Q	14,465	1,710	373	3.9	4,760.4	4,760.4	4,760.4	0.0

REVISED DATA

<sup>1</sup> Feet Above Downstream Limit of Detailed Study from Kings Canyon Creek

<sup>2</sup> Elevations Computed Without Consideration of Influence

TABLE 3

FEDERAL EMERGENCY MANAGEMENT AGENCY

CITY OF CARSON CITY, NV  
(INDEPENDENT CITY)

FLOODWAY DATA

GONI CANYON CREEK

REVISED TO  
REFLECT LOAN  
DATED APR 06 1999

FLOODING SOURCE